

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING AGENDA
THURSDAY, JANUARY 10, 2019 (6PMish)
Goleta Valley Community Center (Room #6)

1. **CALL BOARD MEETING TO ORDER** (Appt Inspector of Elections / Elect Officers)
2. **REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE** (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...
Each unit has about 3 minutes to address their concern to the Board or ask permission for...
3. **APPROVAL OF PRIOR MEETING MINUTES (12/13/18)**
4. **TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**
Operating Expenses are about 19.3+% under budget thru end of last month
Res. Expenditures for last month: soils report; tree work; siding materials; exercise equipment
Motion to accept report report & approve the financial review
Landscape recommendations & proposals: Conversion to drip; planting; trees; treatment;
Vendor Evaluation
5. **OLD BUSINESS (Board to consider, review and possibly vote on...)**
 - a. Updating the governing documents
 - b. 7606 foundation work by Carter: Received soils reports; waiting for structural engineer to draw up plans to submit to City. 7632 #245, 247 & #248 sloping floor
 - c. Building staircase light fixtures replacement (7602, 7606, 7620, 7624, 7626, 7628, 7630, 7634, 7636)
 - d. Sidewalk repair / replacement
 - e. Roofs / gutters / downspouts
 - f. Siding or dry rot repairs: #264, #352, Bridge, #261 & #361.
 - g. Bicycle parking
6. **NEW BUSINESS (Board to consider, review and possibly vote on...)**
 - a. New gate code effective 2/4/19
 - b. #113 Patio lattice enclosure
 - c. #128 new screen door
 - d. Website
 - e. Carports
 - f. Fumigation in 2019
 - g. Recording liens
 - h. Other items to be put on next month's agenda
7. **EXECUTIVE SESSION**
If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel or upon an owner's request to discuss payment of assessments).
 - Late payers through end of last month (balances of \$500 or more):
 - Bankruptcy / Foreclosure / Small Claims / Write off
8. **ADJOURNMENT (Scheduled meeting – 2/14/19 @ 6PM at 7610 (Meeting Rm))**

egagenda.doc 1/5/19

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